



Planning Department  
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OG-07-12-1219

December 4, 2007

Colleen Dowdall  
Worden Thane PC  
PO Box 4747  
Missoula, MT 59806-4747

**RECEIVED**

**DEC 04 2007**

**Ravalli County Commissioners**

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Re: Hanna Court-Ordered Division Cause No. DV-07-172

Dear Ms. Dowdall,

You notified my office today of the need to file the Hanna Court-Ordered Division.

The property is currently zoned under the interim zoning regulations adopted through ballot initiative which requires a residential density of one dwelling unit per two acres for subdivisions. It is not located in a voluntary zoning district. The Ravalli County Subdivision Regulations are applicable in the area. An exemption to the regulations is being requested under Section 4-4-2 (Qualified Exemptions – Order of a Court) by the current property owners.

The Planning Department has determined that the proposed division does not appear to be for the purpose of evading the subdivision regulations or the MSPA. Based on our review, the Planning Department can generally support the proposed land division and thanks you for providing the processing fee of \$200.00.

In the future, please be advised that MCA 76-3-201(2) states, "the court shall notify the governing body of the pending division and allow the governing body to present written comment on the division." As we discussed, the notice to the governing body in Ravalli County is processed via the procedures outlined in the Ravalli County Subdivision Regulations, Chapter 4. We encourage you to process these reviews prior to submittal to the District Court and then provide our comment letter with your complaint, which seems to allow for early identification of any potential issues and to often save time and potential oversights in the end.

Sincerely,

  
Karen Hughes  
Planning Director

Cc: Velvet Rominger, District Court Administrator  
Alex Beal, Deputy County Attorney  
Regina Plettenberg, Clerk and Recorder  
Board of County Commissioners